



640 PLACERVILLE DR

Two-story Office/Apartment for sale or lease ideally located in Placerville, California.

640 PLACERVILLE DR, PLACERVILLE, CA 95667

±800 SF

1BED/1BATH APARTMENT

±637 SF

OFFICE SPACE

TOM CONWELL
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Located in city limits of Placerville, 640 Placerville Dr is an excellent option for small office user seeking great exposure on Placerville Drive corridor.

Offered for sale at \$365,000

Offered for lease at \$1.75psf MG (Tenant pays power, water/sewer, janitorial, and data/phone)

±1,437 SF two-story building (±637 SF of office vacant)

±800 SF one bed/one bath apartment unit paying \$1,200 per month (MTM)

Ideal for owner/user with an apartment offering additional income

Exclusive parking at rear of building

Great exposure on Placerville Drive (Right next to Home Depot)

Ideal for small office user seeking great exposure on Placerville Drive corridor

Built in 1950 (Office and Apartment remodeled ±8 to 10 years ago)

APN# 323-580-005-000 (Zoned C-Commercial)

Assessor acreage 0.19

Located in the city limits of Placerville



PRIME EXPOSURE
ON PLACERVILLE
DRIVE



VERSATILE SPACE
WITH INCOME
POTENTIAL



EXCLUSIVE REAR
PARKING FOR
TENANTS



REMODELED
OFFICE AND
APARTMENT
UNITS



*Versatile office and residential
space with prime visibility on
Placerville Drive.*

FLOOR PLAN

±800 SF

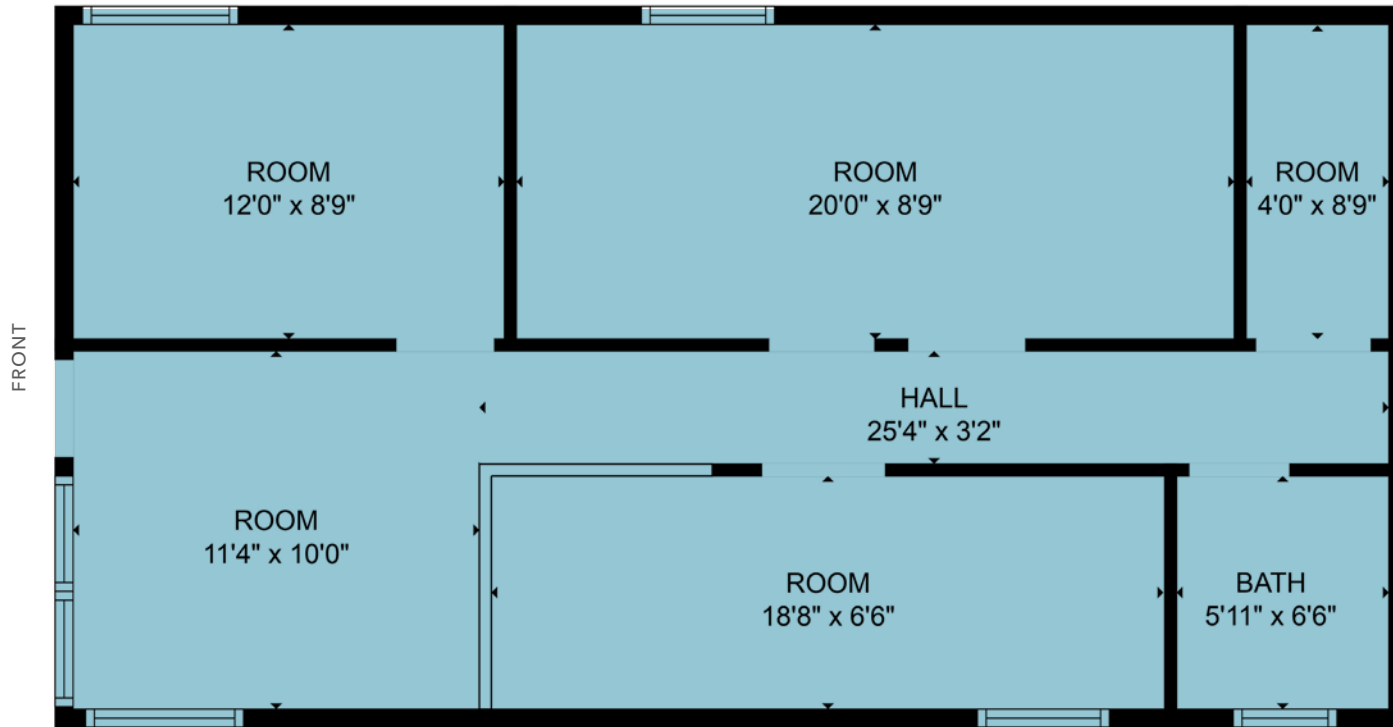
ONE BED/ONE BATH APARTMENT

±637 SF

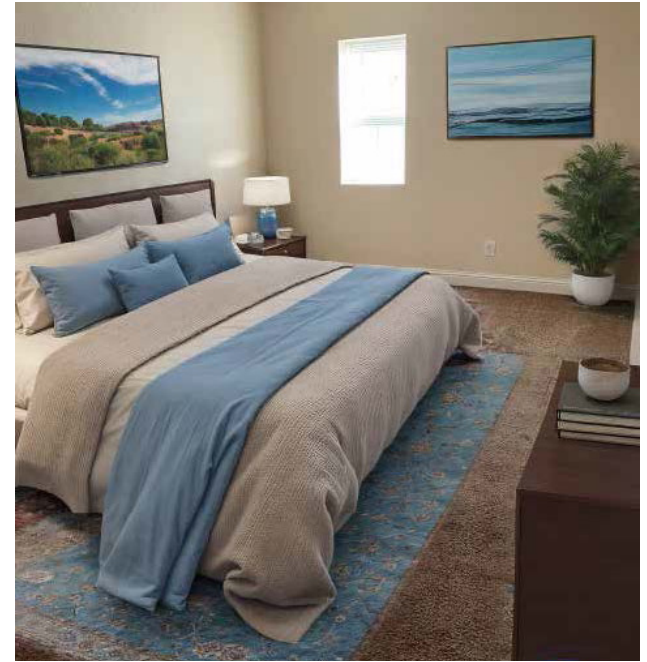
OFFICE SPACE

NOW

AVAILABLE



APARTMENT PICTURES



OFFICE SPACE





640 PLACERVILLE DR

*For more information on
this property, please contact*

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KIDDER.COM

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